181.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,800 / 687,800
					USE VALUE:	687,800 / 687,800
					ASSESSED:	687,800 / 687,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURRY ROBERT M JR
Owner 2:	CURRY LISA M
Owner 3:	
Street 1:	5 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Aluminum Exterior and 1858 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6859.000	247,700	2,100	438,000	687,800
Total Card	0.157	247,700	2,100	438,000	687,800
Total Parcel	0.157	247,700	2,100	438,000	687,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.22 /Parcel: 370.22

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122628

GIS Ref

GIS Ref

Insp Date 07/18/18

!14192!

PREVIOUS ASSESSMENT

Parcel ID 181.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,700	2100	6,859.	438,000	687,800		Year end	12/23/2021
2021	101	FV	238,400	2100	6,859.	438,000	678,500		Year End Roll	12/10/2020
2020	101	FV	238,400	2100	6,859.	438,000	678,500	678,500	Year End Roll	12/18/2019
2019	101	FV	232,400	2200	6,859.	438,000	672,600	672,600	Year End Roll	1/3/2019
2018	101	FV	232,400	1400	6,859.	369,200	603,000	603,000	Year End Roll	12/20/2017
2017	101	FV	232,400	1400	6,859.	337,900	571,700	571,700	Year End Roll	1/3/2017
2016	101	FV	232,200	1400	6,859.	287,900	521,500	521,500	Year End	1/4/2016
2015	101	FV	192,600	1400	6,859.	250,300	444,300	444,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:31:07

LAST REV

Date	Time
08/20/18	10:18:21
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14192

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEASY JOHN W JR	26982-484		1/13/1997		234,900	No	No	Y	

USER DEFINED

Prior Id # 1:	122628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	845	Wood Dec	10,000		7/1/2015			Free standing deck
5/15/2008	468	AbvGrd.	3,575	C				30 x 15 pool
3/12/2004	162	Add Bath	5,000					
11/28/2003	1023	Re-Roof	7,210					

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	BS	Barbara S
7/13/2016	Measured	DGM	D Mann
7/13/2016	Permit Visit	DGM	D Mann
11/7/2008	Meas/Inspect	345	PATRIOT
4/15/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6859		Sq. Ft.	Site		0	70.	0.91	7									438,037						438,000	

Total AC/HA:	0.15746	Total SF/SM:	6859	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,037	Spl Credit		Total:	438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99392122
Adj $ / SQ:	134.179
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358965
Depreciation:	111279
Depreciated Total:	247686

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

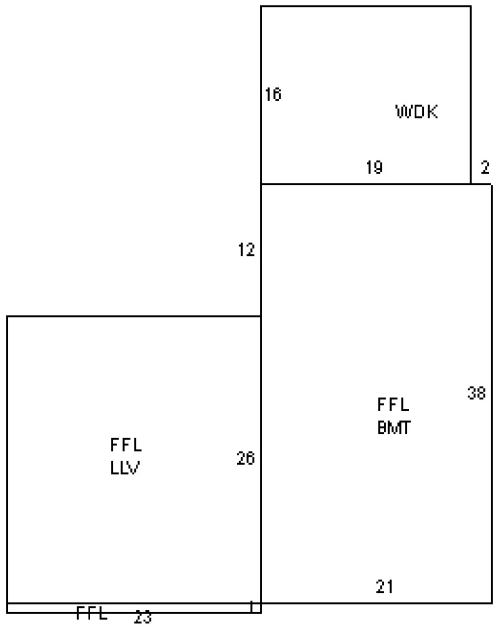
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	134.18
Special Features:	0	Val/Su Net:	79.42
Final Total:	247700	Val/Su SzAd	174.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,419	134.180	190,401
BMT	Basement	798	45.410	36,234
LLV	Lower Level	598	69.440	41,524
WDK	Deck	304	9.230	2,807

Net Sketched Area:	3,119	Total:	270,966
Size Ad	1419	Gross Area	3119	FinArea	1858
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
LLV	100	FLA	20	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	30	A	AV	2008	47.92	T	8.8	101			1,300			1,300
19	Patio	D	Y	1	10X26	A	AV	2000	3.69	T	15.2	101			800			800

More:	N	Total Yard Items:	2,100	Total Special Featues:		Total:	2,100

IMAGE

AssessPro Patriot Properties, Inc